



£550,000
Wyncham Avenue, Sidcup, Kent, DA15 8EU

Christopher Russell
PROPERTY SERVICES



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A beautifully presented fully extended three bedroom semi detached house situated in a very sought after tree lined avenue, a short walk to Sidcup train station, Marks and Spencers Food Hall, local primary, secondary and Grammar schools and shopping facilities.

Modernised to a high standard, this exceptional family home features extended accommodation to the front aspect as well as the rear a rear double story.

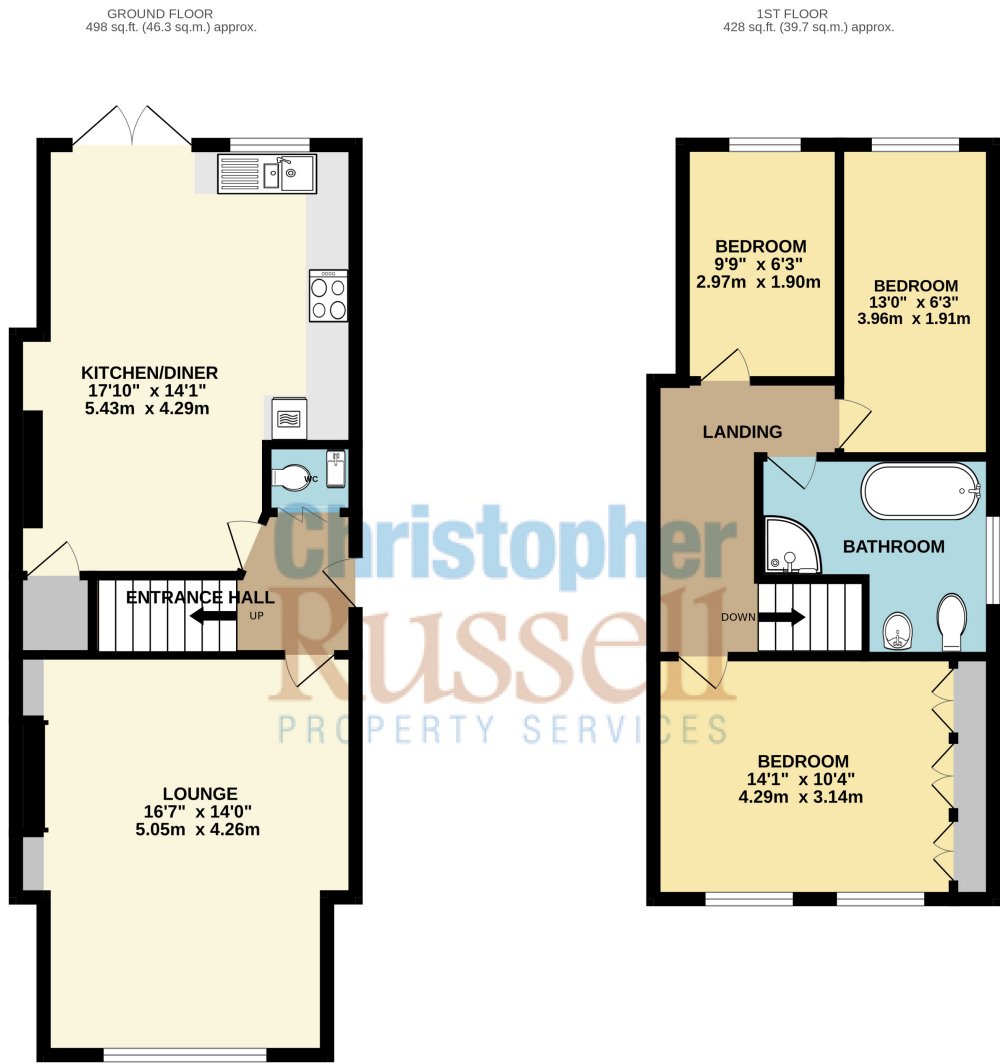
Modernised and finished to a very good standard the accommodation on the ground floor comprises; hallway, cloakroom, extended lounge, open planned kitchen/diner with patio doors leading out to the rear garden. The first floor comprises three bedrooms and a feature family bathroom.

Having been subject to a lot of modernisation the property features a fitted kitchen with a range of integrated appliances, modern bathroom suite with a roll top claw and ball traditional bath, separate shower enclosure, large basin and toilet, gas central heating and double glazing.

Outside there is a front driveway which provides ample off street parking. The rear garden extends approximately 60ft that has been landscaped within the last few years featuring a patio with Indian Sandstone Patio slabs and a lawn.

There is a garden room/summerhouse at the end of the garden with power and light.

Council Tax Band E.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		